

# July

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Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

# PLANNING COMMISSION MEETING AGENDA

Wednesday, July 10, 2002

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-MA-047 & SE-01-M-044	Billie Bryan Mackey "	D. Thomas	D/O to 7/18/02
RZ-2002-MV-018 & RZ/FDP-2002-MV-002 & PCA-1996-MV-037-6 & FDPA-1996-MV-037-3	South Station, LLC " " "	M. Godfrey	D/O to 7/18/02
FDPA-1996-MV-037-4	South Station, LLC	M. Godfrey	D/O to 7/18/02
2232-V02-9	Milestone Comm./Sprint	D. Jillson	PH to 10/24/02
RZ-1999-SU-071 & PCA-78-C-079-2	Badreddin Plaseied "	T. Swagler	PH to 10/17/02
PCA-78-S-063-3	Westfields Corp.	T. Swagler	PH to 9/18/02

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-M-041	KFC	D. Thomas	D/O to 7/11/02
PCA-79-C-089 & SEA-00-Y-017	Axar " "	D. Thomas	Rec. Approval

**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, JULY 10, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**RZ-2001-MA-047/FDP-2001-MA-047 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST** - Appls. to rezone from R-3 to PDH-8 to permit resident. dev. at a density of 6.31 du/ac, a waiver of the minimum district size requirement, & approval of the conceptual & final dev. plans on prop. located approx. 450 ft. W. of the Arlington Co. line on the S. side of Arlington Blvd. on approx. 1.11 ac. of land. Comp. Plan Rec: 2-3 du/ac w/option for 5-8 du/ac. Tax Map 51-4((1))11. (Concurrent w/SE-01-M-044.) MASON DISTRICT.

**SE-01-M-044 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST** - Appl. under Sect. 6-105 of the Zoning Ord. to permit a bed & breakfast on prop. located at 6025 Arlington Blvd. on approx. 15,891 sq. ft. of land zoned PDH-8. Tax Map 51-4((1))11 pt. (Concurrent w/RZ/FDP-2001-MA-047.) MASON DISTRICT.

**RZ-2002-MV-018 - SOUTH STATION, LLC** - Appl. to rezone from R-1 to R-1 for open space & trail purposes w/no attributable density on prop. located on the W. side of Lorton Station Blvd., approx. 1,000 ft. N. of Lorton Rd. between the Fredericksburg & Potomac Railroad & I-95 on approx. 3.25 ac. Comp. Plan Rec: Open space & alternative uses. Tax Map 107-2((1))27 pt. (Concurrent w/RZ/FDP-2002-MV-002, PCA-1996-MV-037-6 & FDPA-1996-MV-037-3.) MT. VERNON DISTRICT.

**RZ-2002-MV-002/FDP-2002-MV-002 - SOUTH STATION LLC** - Appls. to rezone from PDC to PRM to permit resident. dev. at a density of 57.3 du/ac & approval of the conceptual & final dev. plans on prop. located on the W. side of Lorton Station Blvd., approx. 1,000 ft. N. of Lorton Rd. on approx. 4.38 ac. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))43 pt. (Concurrent w/RZ-2002-MV-018, PCA-1996-MV-037-6 & FDPA-1996-MV-037-3.) MT. VERNON DISTRICT.

**PCA-1996-MV-037-6/FDPA-1996-MV-037-3 - SOUTH STATION, LLC** - Appls. to amend the proffers & final dev. plan for RZ-1996-MV-037 to delete land area & modify the design of a mixed use dev. at an overall FAR of .30 on prop. located on the W. side of Lorton Station Blvd., approx. 1,000 ft. N. of Lorton Rd. on approx. 20.83 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))43 pt., 44 pt. & 48 pt. (Concurrent w/RZ-2002-MV-018 & RZ/FDP 2002-MV-002.) MT. VERNON DISTRICT.

**FDPA-1996-MV-037-4 - SOUTH STATION LLC** - Appl. to amend the final dev. plan for RZ-1996-MV-037 previously approved for multi-family resident. dev. to permit a revised site layout on prop. located on the E. side of Lorton Station Blvd., approx. 800 ft. S. of Pohick Rd. on approx. 1.50 ac. of land zoned PDH-5. Tax Map 107-2((4))(B1)C-1. MT. VERNON DISTRICT.

**2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRINT PCS** - Appl. under provisions of *Va. Code* Sects. 15.2-2204 & 15.2-2232, as amended, to construct a telecommunications facility, consisting of a 133-ft. tall monopole, panel antennas, & equipment cabinets, on the grounds of Sandburg Middle School, located at 8428 Fort Hunt Rd., Alexandria. The proposed monopole will replace an existing football field light pole on the S. side of the football field, & will be designed to accommodate up to five telecommunications service providers. Tax Map 102-4((1))44. MT. VERNON DISTRICT.

**RZ-1999-SU-071 - BADREDDIN PLASEIED** - Appl. to rezone from R-1 & WS to R-3 & WS to permit resident. dev. at a density of 3.0 du/ac on prop. located on the N. side of Ox Hill Rd., approx. 250 ft. W. of West Ox Rd. on approx. 1.86 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 46-3((1))2A & 2B. (Concurrent w/PCA-78-C-079-2.) SULLY DISTRICT.

**PCA-78-C-079-2 - BADREDDIN PLASEIED** - Appl. to amend the proffers for RZ-78-C-079 to permit public road dedication w/no attributable density on prop. located in the N.W. quadrant of the intersect. of West Ox Rd. & Ox Hill Rd. on approx. 28,154 sq. ft. of land zoned R-3 & WS. Comp. Plan Rec: 2-3 du/ac. Tax Map 46-3((9))E. (Concurrent w/RZ-1999-SU-071.) SULLY DISTRICT.

**PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES, LIMITED PARTNERSHIP** - Appl. to amend the proffers concerning road phasing for RZ-78-S-063 to permit office dev. w/an overall FAR of 0.50 on prop. located N. & S. of the intersect. of Westfields Blvd., Sully Rd. & Stonecroft Blvd. on approx. 248.78 ac. zoned I-3 & WS. Comp. Plan Rec: Mixed use. Tax Map 44-1((1))6; 44-1((4))35; 44-3((1))10A, 15; 44-3((6))7, 14E & 21F. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 10, 2002**

**DEFERRALS:** PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES - P/H to 7/24/02  
2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRINT PCS - P/H to 10/24/02  
RZ-1999-SU-071 - BADREDDIN PLASEIED - P/H to 10/17/02  
PCA-78-C-079-2 - BADREDDIN PLASEIED " " "  
SE-01-M-041 - KFC OF AMERICA (P/H held on 5/29/02) - D/O to 7/11/02

**DECISIONS ONLY:** PCA-79-C-089 - AXAR MANAGEMENT (P/H held on 6/13/02) - **Recommend approval**  
SEA-00-Y-017 - AXAR MANAGEMENT " " " " "

**FEATURE SHOWN:** FS-V02-10 - Nextel - 5904 Richmond Highway - **Concur**

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RZ-2001-MA-047 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST  
FDP-2001-MA-047 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST  
SE-01-M-044 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST

(Defer decision only to July 18, 2002)

1. Jack Espinal, President  
Fallswood HOA  
3011 Fallswood Glen Court  
Falls Church, VA 22044

FDPA-1996-MV-037-4- SOUTH STATION LLC

(Defer decision only to July 18, 2002)

NO SPEAKERS

RZ-2002-MV-018 - SOUTH STATION LLC

RZ/FDP-2002-MV-002 -SOUTH STATION LLC

PCA-1996-MV-037-6 - SOUTH STATION LLC

FDPA-1996-MV-037-3- SOUTH STATION LLC

(Defer decision only to July 18, 2002)

- |   |  |  |
|---|--|--|
| 1. Greg Schuckman<br>Lorton Station Civic Assoc.<br>7735 Porters Hill Lane<br>Lorton, VA 22079  | 5. Lowell Curtis<br>11375 River Road<br>Lorton, VA 22079   | 9. Guy Holsten<br>7650 Grayson Mill Lane<br>Lorton, VA 22079 |
| 2. Susan Fremit<br>7650 Grayson Mill Lane<br>Lorton, VA 22079                                   | 6. Romula Delmendo<br>9078 Arch Hall Road<br>Lorton, VA 22079  |  |
| 3. John Fedorshik<br>Federation of Lorton Communities<br>9000 Ridgely Drive<br>Lorton, VA 22079 | 7. Daniel Hopkins<br>7305 Laurel Creek Court<br>Springfield, VA 22150  |  |
| 4. Neal McBride<br>Winter Blue Court<br>Springfield, VA 22153                                   | 8. Steven Cummings<br>6128 Bayliss Place<br>Alexandria, VA 22310<br>(purchaser of home<br>in Lorton Station) |  |

# PLANNING COMMISSION MEETING AGENDA

Thursday, July 11, 2002

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
S02-CW-1CP	OTPA	A. Kraviskey	D/O to 7/25/02
PFM Amendments		J. Leavitt	Rec. Approval
CPA-86-C-121-10	Sunset Hills Tower	C. Belgin	Approved
CSP-C-020	Regency Tall Oaks	C. Belgin	Approved
RZ/FDP-2001-LE-048	Centex Homes	L. Johnson	PH to 9/18/02
PCA-74-2-112-3 SE-01-S-055	McDonald's Corp. "	F. Burnszynski	PH to 9/11/02
RZ-2001-SU-055	Jagdish Berry	F. Burnszynski	PH to 10/17/02

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
S02-IV-MV1	OTPA		Rec. Approval
SE-01-M-041	KFC	D. Thomas	D/O to 7/17/02

**PLANNING COMMISSION AGENDA**  
**THURSDAY, JULY 11, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**S02-CW-1CP - OUT-OF-TURN PLAN AMENDMENT** - To consider a proposed amendment to the Policy Plan that would provide new objectives, policies & background text related to the use of conservation/open space easements to preserve the County's natural & heritage resources. Changes to the Land Use, Transportation, Environment, Parks & Recreation, & Heritage Resources sections will be considered, as well as some definitions in the Glossary. Additional explanatory text is also proposed for the Parks & Recreation section regarding the types of property that are generally appropriate for public parks. This summary of the proposed Plan Amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process.

**PUBLIC FACILITIES MANUAL AMENDMENTS** - To proposed amendments addressing issues related to letters of credit, pond access barricades & the abandonment & removal of sanitary sewer pipes & vacation of the existing easement easements.

**CPA-86-C-121-10 - SUNSET HILLS TOWER LLC** - Appl. to amend the 10<sup>TH</sup> Conceptual Plan for RZ-86-C-121 to permit high-density resident. dev. on prop. located in the N.E. quadrant of the intersect. of Sunset Hills Rd. & Reston Pkwy. on approx. 5.36 ac. zoned PRC. Tax Map 17-3((1))37. HUNTER MILL DISTRICT.

**CSP-C-020 - REGENCY TALL OAKS VILLAGE CENTER, LLC** - Appl. under Sect. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for Tall Oaks Shopping Center approved pursuant to RZ-C-020 on prop. located in the N.E. quadrant of the intersect. of Wiehle Ave. & North Shore Dr. on approx. 9.94 ac. zoned PRC. Tax Map 18-1((5))8A1, 8A2 & 17-2((25))8C. HUNTER MILL DISTRICT.

**RZ-2001-LE-048/FDP 2001-LE-048 - CENTEX HOMES** - Appls. to rezone from R-1 to PDH-3 to permit resident. dev. at a density of 2.36 du/ac & approval of the conceptual & final dev. plans on prop. located on the N. side of Telegraph Rd., approx. 200 ft. S.W. of the intersect. of Telegraph Rd. & Old Telegraph Rd. on approx. 9.31 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 100-1((1))22; 100-1((6))1 & 100-1((8))1. LEE DISTRICT.

**PCA-74-2-112-3 - MCDONALD'S CORPORATION** - Appl. to amend the proffers for RZ-74-2-112 to permit commercial dev. w/an overall FAR of 0.08 on prop. located on the E. side of West Ox Rd., approx. 200 ft. N. of its intersect. w/Piney Branch Rd. on approx. 1.13 ac. zoned I-5. Comp. Plan Rec: Fx. Center Area. Tax Map 56-1((13))2. (Concurrent w/SE-01-S-055.) SPRINGFIELD DISTRICT.

**SE-01-S-055 - MCDONALD'S CORPORATION** - Appl. under Sect. 5-504 of the Zoning Ord. to permit a fast food restaurant on prop. located on the E. side of West Ox Rd., approx. 200 ft. N. of its intersect. w/Piney Branch Rd. on approx. 1.13 ac. zoned I-5. Tax Map 56-1((13))2. (Concurrent w/PCA-74-2-112-3.) SPRINGFIELD DISTRICT.

**RZ-2001-SU-055 - JAGDISH BERRY** - Appl. to rezone from R-1 & WS to R-3 & WS to permit resident. dev. at a density of 2.1 du/ac on prop. located on the E. side of Centreville Rd., approx. 300 ft. S. of Darkwood Dr. on approx. 2.37 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 65-1((1))39. SULLY DISTRICT.



**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 11, 2002**

**DECISIONS ONLY:** S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT (Lee) (P/H held on 6/27/02) -  
Recommend approval  
SE-01-M-041 - KFC OF AMERICA (P/H held on 5/29/02) - to 7/17/02

**DEFERRALS:** PCA-74-2-112-3 - MCDONALD'S CORPORATION - P/H to 9/11/02  
SE-01-S-055 - MCDONALD'S CORPORATION " "  
RZ-2001-SU-055 - JAGDISH BERRY - P/H to 10/17/02  
RZ-2001-LE-048/FDP 2001-LE-048 - CENTEX HOMES - P/H to 9/18/02

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S02-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - Defer decision to 7/25/02

- |   |   |
|---|---|
| 1. Adrienne Whyte<br>McLean Land Conservancy<br>6704 West Falls Way<br>Falls Church, VA 22046                                     | 4. Mike Cavin<br>8119 Westchester Drive<br>Dunn Loring, VA 22182    |
| 2. Paul Gilbert, President<br>Northern Virginia Conservation Trust<br>4022 Hummer Road<br>Annandale, VA 22003                     | 5. Roger Diedrich<br>3322 Prince William Drive<br>Fairfax, VA 22031 |
| 3. Katie Goldberg, Director of Land Protection<br>Northern Virginia Conservation Trust<br>4022 Hummer Road<br>Annandale, VA 22003 |   |

PUBLIC FACILITIES MANUAL AMENDMENTS - Recommend approval

No speakers

CPA-86-C-121-10 - SUNSET HILLS TOWER LLC - Approved

No speakers

CSP-C-020 - REGENCY TALL OAKS VILLAGE CENTER, LLC - Approved

No speakers

# PLANNING COMMISSION MEETING AGENDA

Wednesday, July 17, 2002

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**This page provides the currently-scheduled applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, either click on the [Speaker’s List](#) icon, or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.**

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## [SCHEDULED PUBLIC HEARINGS](#)

RZ-2001-PR-053  
SE-2002-PR-018

## [APPLICANT](#)

Jefferson Investment Group  
"

## [STAFF ASSIGNED](#)

P. Braham

## [PC ACTION](#)

SE-2002-PR-010

Kristian C. & Sandra M. Motz

M. Stanfield

SE-97-L-041

Shurgard

M. Stanfield

## [SCHEDULED DECISIONS](#)

None at this time

## [APPLICANT](#)

## [STAFF ASSIGNED](#)

## [PC ACTION](#)

**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, JULY 17, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.** - Appl. to rezone from R-1 to C-2 to permit commercial dev. w/an overall FAR of 0.23 on prop. located on the S.W. side of Gallows Rd. at the terminus of Old Gallows Rd. on approx. 35,345 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2((1))18. (Concurrent w/SE-2002-PR-018.) PROVIDENCE DISTRICT.

**SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC.** - Appl. under Sect. 4-204 of the Zoning Ord. to permit a drive-in bank on prop. located at 2000 Gallows Rd. on approx. 35,345 sq. ft. of land zoned C-2. Tax Map 39-2((1))18. (Concurrent w/RZ-2001-PR-053.) PROVIDENCE DISTRICT.

**SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ** - Appl. under Sect. 2-904 of the Zoning Ord. to permit uses in a floodplain on prop. located at 2121 Woodford Rd. on approx. 1.84 ac. zoned R-1. Tax Map 39-1((7))11. PROVIDENCE DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 17, 2002**

**DEFERRAL:** SE-97-L-041 - SHURGARD STORAGE CENTERS, INC. (Defer P/H to 7/25/02)

**DECISION ONLY:** SE-01-M-041 - KFC OF AMERICA (P/H held on 5/29/02) (Rec. approval)

**FEATURE SHOWN:** FS-V02-11 - Omnipoint - 8751 Richmond Highway (Concur)

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.

SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC. (Defer decisions only to 7/24/02)

- |   |   |
|---|---|
| 1. Paul Snetman<br>Tysons Terrace HOA<br>8131 Boss Street<br>Vienna, VA 23182                     | 4. Betsy Glick<br>8124 Boss Street<br>Vienna, VA 22182      |
| 2. Timothy Reed<br>Dunn Loring Woods Civic Association<br>8205 Bucknell Drive<br>Vienna, VA 22180 | 5. John Barr<br>8040 Kidwell Hill Court<br>Vienna, VA 22182 |
| 3. David Dargatis<br>8128 Boss Street<br>Vienna, VA 22182   |   |

SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ (Defer decision only to 7/18/02)

1. Bob Wholey  
2110 Woodford Road  
Vienna, VA 22182

# PLANNING COMMISSION MEETING AGENDA

Thursday, July 18, 2002

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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SE-2002-DR-005	John Milton Colton Hand	C. Belgin	PH to 7/25/02
SE-01-D-022	NOVA Enterprises LLP	W. Mayland	D/O to 7/24/02
RZ-2001-LE-024	Equity Homes, L.P.	C. Lewis	PH to 9/18/02
FDP-2001-LE-024	" "		
SEA-84-S-094-3	ST. Timothy's Parish	W. Mayland	Rec. Approval

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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RZ/FDP-2001-MA-047	Billy Bryan Mackey	D. Thomas	D/O to 7/24/02
SE-01-M-044	" "		
RZ-2002-MV-018	South Station LLC	M. Godfrey	Rec. Approval
RZ-2002-MV-002	" "		Rec. Approval
FDP-2002-MV-002	" "		Approved
PCA-1996-MV-037-6	" "		Rec. Approval
FDPA-1996-MV-037-3	" "		Approved
FDPA-1996-MV-037-4	South Station LLC	M. Godfrey	Approved
SE-2002-PR-010	Motz	M. Stanfield	Rec. Approval

**PLANNING COMMISSION AGENDA  
THURSDAY, JULY 18, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**SE-2002-DR-005 - JOHN MILTON COLTON HAND, II, ALEXANDRA H. MATEER AND VICTORIA B. HAND** - Appl. under Sects. 9-612 & 9-615 of the Zoning Ord. to permit a resident. cluster subdivision & a waiver of the open space requirement in a cluster subdivision on prop. located at 1340, 1342 & 1344 Ballantrae La. on approx. 8.24 ac. zoned R-1. Tax Map 31-1((2))1A, 7A&24A. DRANESVILLE DISTRICT.

**SE-01-D-022 - NOVA ENTERPRISES LLP** - Appl. under Sect. 3-104 of the Zoning Ord. to permit housing for the elderly on prop. located at 1100 Dranesville Rd. on approx. 4.60 ac. zoned R-1. Tax Map 6-3((1))11. DRANESVILLE DISTRICT.

**RZ-2001-LE-024/FDP 2001-LE-024 - EQUITY HOMES, L.P.** - Appls. to rezone from R-1 to PDH-3 to permit resident. dev. at a density of 2.93 du/ac & approval of the conceptual & final dev. plans on prop. located in the triangle formed by the intersect. of Old Telegraph Rd. & Telegraph Rd. on approx. 6.14 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 100-1((2))1-3-3; 100-1((4))1; 100-1((9))A, 1&2. LEE DISTRICT.

**SEA-84-S-094-3 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. TIMOTHY'S PARISH)** - Appl. under Sect. 3-104 of the Zoning Ord. to amend SE-84-S-094 previously approved for a church w/related facilities to permit bldg. additions, site modifications & modifications to dev. conditions on prop. located at 13807 Poplar Tree Rd. on approx. 17.76 ac. zoned R-1 & WS. Tax Map 44-4((1))8. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 18, 2002**

**DECISIONS ONLY:** RZ/FDP-2001-MA-047 and SE-01-M-044 - BILLIE BRYAN MACKEY,  
TRUSTEE FOR THE MARIE F. BRYAN TRUST (P/H held on 7/10/02) - **to 7/24/02**  
RZ-2002-MV-018 - SOUTH STATION LLC - (P/H held on 7/10/02) - **Rec. Approval**  
FDPA-1996-MV-037-4- SOUTH STATION LLC - **Approved**  
RZ-2002-MV-002 -SOUTH STATION LLC - **Rec. Approval**  
FDP-2002-MV-002 -SOUTH STATION LLC - **Approved**  
PCA-1996-MV-037-6 - SOUTH STATION LLC - **Rec. Approval**  
FDPA-1996-MV-037-3- SOUTH STATION LLC - **Approved**  
SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ (P/H held on 7/17/02) -  
**Rec. Approval**

**DEFERRALS:** SE-2002-DR-005 - JOHN MILTON COLTON HAND II, ALEXANDRA H. MATEER  
AND VICTORIA B. HAND - **P/H to 7/25/02**  
RZ-2001-LE-024/FDP 2001-LE-024 - EQUITY HOMES, L.P. - **P/H to 9/18/02**

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SE-01-D-022 - NOVA ENTERPRISES LLP - **Defer decision to 7/24/02**

1. Michael Dick  
Bowl America Inc.  
6446 Edsall Road  
Alexandria, VA 22312

SEA-84-S-094-3 - CATHOLIC DIOCESE OF ARLINGTON (ST. TIMOTHY'S PARISH) - **Rec. Approval**

1. Gary Kushner  
13472 Point Pleasant Drive  
Chantilly, VA 20151

# PLANNING COMMISSION MEETING AGENDA

Wednesday, July 24, 2002

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

### APPLICANT

### STAFF ASSIGNED

### PC ACTION

AR-84-D-004-2	Charles F. & Laura L. Nichols	T. Swagler	Rec. Approval
SE-2002-DR-008	Daniel P. Burke	T. Swagler	PH to 10/10/02
AR-93-S-003	John L. & Rita J. Boley	T. Swagler	Rec. Approval
RZ-2002-MV-007	Randolph Bender	D. Thomas	PH to 11/6/02

## SCHEDULED DECISIONS

### APPLICANT

### STAFF ASSIGNED

### PC ACTION

S01-CW-18CP	OTPA	B. Byron	Rec. Approval
SEA-82-S-087-3	Merrifield Garden Center	T. Swagler	Rec. Approval
RZ-2001-PR-053 SE-2002-PR-018	Jefferson Investment "	P. Braham	Rec. Approval
SE-01-M-044	Mackey	D. Thomas	Rec. Approval
Se-01-D-022	NOVA	T. Swagler	Rec. Approval



**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, JULY 24, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Policy Plan: The Countywide Element of the Comprehensive Plan for Fairfax County, that would amend Appendix 9 "Criteria For Assignment of Appropriate Residential Development Density", which are criteria used to evaluate residential rezoning applications. Copies of the staff report containing the proposed amendment to the Policy Plan can be obtained at the Department of Planning and Zoning (DPZ), 8<sup>th</sup> Floor, Herrity Building, 12055 Government Center Pkwy., Fairfax, or by accessing the County's Web Site at [www.fairfaxcounty.gov/gov/dpz](http://www.fairfaxcounty.gov/gov/dpz). (DECISION ONLY.)

**AR-84-D-004-2 - CHARLES F. AND LAURA L. NICHOLS** - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the Co on prop. located at the W. terminus of Hidden Spring Rd., on the W. side of River Bend Rd. on approx. 33.87 ac. zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 8-3((9))13V/Z; 8-4((1))33V/Z, 34V/Z; 8-4((9))10V/Z, 14V/Z. DRANESVILLE DISTRICT.

**SE-2002-DR-008 - DANIEL P. BURKE** - Appl. under Sect. 3-104 of the Zoning Ord. to permit a plant nursery on prop. located at 10106 Georgetown Pi. on approx. 1.20 ac. zoned R-1. Tax Map 12-2((1))15. DRANESVILLE DISTRICT.

**AR-93-S-003 - JOHN L. AND RITA J. BOLEY** - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the Co. on prop. located at 13442 Compton Rd. on approx. 28.0 ac. zoned R-C & WS. A&F District Advisory Committee Rec.: Approve. Tax Map 75-1((1))8 V/Z. SPRINGFIELD DISTRICT.

**SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER CORPORATION** - Appl. under Sects. 3-104 & 3-C04 of the Zoning Ord. to amend SE-82-S-087 previously approved for a plant nursery w/accessory retail & landscape contracting to permit modification of dev. conditions, increase in land area & FAR on prop. located at 12101 & 12039 Lee Hwy. on approx. 38.00 ac. zoned R-1, R-C & WS. Tax Map 56-3((1))13 & 14. SPRINGFIELD DISTRICT. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 24, 2002**

**DECISIONS ONLY**

RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP (P/H held on 7/17/02) (Recommend approval)  
SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP " " " " "  
SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER (P/H held on 6/27/02) (Recommend approval)  
S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT (P/H held on 6/19/02) (Recommend approval)  
SE-01-D-022 - NOVA ENTERPRISES LLP (P/H held on 7/18/02) (Recommend approval)  
RZ/FDP-2001-MA-047 - BILLIE BRYAN MACKEY (P/H held on 7/10/02) (Recommend approval)  
SE-01-M-044 - BILLIE BRYAN MACKEY " " " " "

**DEFERRALS:** RZ-2002-MV-007 - RANDOLPH J. BENDER - P/H to 11/6/02  
SE-2002-DR-008 - DANIEL P. BURKE - P/H to 10/10/02

**FEATURES SHOWN:** FSA-43-1 - Sprint - 13101 Worldgate Drive (Concur)  
FSA-76-1 - AT&T - 4100 Chain Bridge Road (Concur)

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AR-84-D-004-2 - CHARLES F. AND LAURA L. NICHOLS  
(Recommend approval)

NO SPEAKERS

AR-93-S-003 - JOHN L. AND RITA J. BOLEY  
(Recommend approval)

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, July 25, 2002

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**This page provides the scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SEA-93-D-027-2	Exxon Mobil Corp.	L. Johnson	Rec. approval
SE-97-L-041	Shurgard Storage Centers	M. Stanfield	Rec. approval
SE-2002-DR-005	John Milton Colton Hand	C. Belgin	Rec. approval

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
S02-CW-1CP	OTPA	A. Kriviskey	Rec. approval

## ADMINISTRATIVE ITEM

FSA-L96-74-1	Sprint	W. Hagan	Approved
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**PLANNING COMMISSION AGENDA  
THURSDAY, JULY 25, 2002**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**SEA-93-D-027-2 - EXXON MOBIL CORPORATION (FORMERLY KNOWN AS EXXON CORPORATION)** - Appl. under Sects. 4-804 & 9-622 of the Zoning Ord. to amend SE-93-D-027 previously approved for a service station & quick service food store to permit a service station, quick-service food store, car wash & modifications/ waivers in a commercial revitalization district on prop. located at 6720 & 6724 Old Dominion Dr. on approx. 1.28 ac. zoned C-8, HC & CRD. Tax Map 30-2((1))52 & 53. DRANESVILLE DISTRICT.

**S02-CW-1CP - OUT-OF-TURN PLAN AMENDMENT** - To consider a proposed amendment to the Policy Plan that would provide new objectives, policies & background text related to the use of conservation/open space easements to preserve the County's natural & heritage resources. Changes to the Land Use, Transportation, Environment, Parks & Recreation, & Heritage Resources sections will be considered, as well as some definitions in the Glossary. Additional explanatory text is also proposed for the Parks & Recreation section regarding the types of property that are generally appropriate for public parks. This summary of the proposed Plan Amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process. (DECISION ONLY.)

**SE-97-L-041 - SHURGARD STORAGE CENTERS, INC.** - Appl. under Sect. 4-804 of the Zoning Ord. to permit a mini-warehousing establishment on prop. located at 7212 Richmond Hwy. on approx. 5.26 ac. zoned C-8, HC & CRD. Tax Map 92-4((1))48 & 49A. LEE DISTRICT.

**SE-2002-DR-005 - JOHN MILTON COLTON HAND, II, ALEXANDRA H. MATEER AND VICTORIA B. HAND** - Appl. under Sects. 9-612 & 9-615 of the Zoning Ord. to permit a resident. cluster subdivision & a waiver of the open space requirement in a cluster subdivision on prop. located at 1340, 1342 & 1344 Ballantrae La. on approx. 8.24 ac. zoned R-1. Tax Map 31-1((2))1A, 7A&24A. DRANESVILLE DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 25, 2002**

**DECISION ONLY:** S02-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - PH held on 7/11/02 -  
**Recommend Approval**

**DEFERRALS:** RZ/FDP-2002-MV-020 - CHRISTOPHER MANAGEMENT INC, TRUSTEES  
OF ENGLSIDE BAPTIST CHURCH - P/H to 9/19/02  
SE-2002-MV-022 - ENGLSIDE BAPTIST CHURCH - " " "  
SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC. - P/H to 9/12/02

**ADMINISTRATIVE:** McLean Bible Church, SEA-78-D-098-2, Architectural Elevations - **to 9/11/02**

**FEATURE SHOWN:**

Lee FSA-L96-74-1 - Sprint - 6320 Augusta Drive

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SEA-93-D-027-2 - EXXON MOBIL CORPORATION - **Recommend approval**

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|--|---|
| 1. Daniel DuVal<br>McLean Planning Committee<br>1221 Merchant Lane<br>McLean, VA 22101 | 6. Naila Aziz Ahmed<br>President, McLean Mews HOA<br>1403 McLean Mews Court<br>McLean, VA 22101 |
| 2. Barbara Phillips<br>1453 McLean Mews Court<br>McLean, VA 22101                      | 7. James Peoples, President<br>Brynmar Civic Assn.<br>6648 Hawthorne Street<br>McLean, VA       |
| 3. Kyle Raffaniello<br>1161 Old Gate Court<br>McLean, VA 22102                         | 8. Diane D'arcy<br>2016 Highboro Way<br>Falls Church, VA 22043                                  |
| 4. Karen Brown<br>1445 McLean Mews Court<br>McLean, VA 22101                           | 9. Doug Potts<br>6653 Hampton Park Court<br>McLean, VA 22101                                    |
| 5. Philip Freedenberg<br>1443 McLean Mews Court<br>McLean, VA 22101                    |   |

SE-97-L-041 - SHURGARD STORAGE CENTERS, INC. (Alcorn) - **Recommend approval**

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| 1. Steve Mehr<br>Holly Hill Self Storage<br>3100 Holly Hill Road<br>Alexandria, VA 22306 | 2. Robert Yancy<br>809 Main Street<br>Newport News, Virginia |
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SE-2002-DR-005 - JOHN MILTON COLTON HAND II, ALEXANDRA H. MATEER AND  
VICTORIA B. HAND - **Recommend approval**

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|---|--|
| 1. Adrienne Whyte<br>McLean Citizens Association<br>6704 West Falls Way<br>Falls Church, VA 22046 | 2. Daniel Alcorn<br>President, Ballantrae Citizens Assn.<br>1335 Ballantrae Lane<br>McLean, VA 22101 |
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